

PURCHASE OPTION AGREEMENT

THIS PURCHASE OPTION AGREEMENT ("Option" or "Agreement") is entered into on the ____ day of _____, 2025 ("Effective Date") by and between the Town of Truckee, a municipal corporation, ("Town") and TRTR LLC, a Nevada Limited Liability Company, ("TRTR") for the future right to purchase an approximately 5,233 square foot property located on West River Street, comprising a portion of APN 019-130-004, Truckee, Nevada County, California and more particularly described in Exhibit "A" attached hereto ("Property").

WHEREAS, Town owns the Property which TRTR is desirous of purchasing. Town is desirous that the Property be developed, if at all, in accordance with a proposal submitted by TRTR for a project to be located on the Property which makes active use of the Property in a way that engages Town's adjacent park and/or the Truckee River and is consistent with the allowed land uses set forth in Exhibit "C" attached hereto ("Project"), in accordance with conditions of approval to be established as part of Town's land use planning process; and

WHEREAS, Town and TRTR recognize that providing TRTR with an option to purchase the Property and delaying the completion of the purchase and sale of the Property will provide TRTR with time to obtain land use approvals, obtain a building permit for the Project, and arrange Project financing; and will provide Town with certainty that the Project will be completed if the Property is conveyed to TRTR, subject to the provisions of this Agreement; and

WHEREAS, TRTR acknowledges that Town would not convey the Property without a binding obligation for the recordation of a deed restriction limiting the future uses to which the Property may be put; and

WHEREAS, the terms and conditions set forth herein shall apply exclusively to the Property, as defined in the first paragraph hereinabove. Nothing in this Agreement shall impose any restrictions, conditions, encumbrances, or limitations on any other parcels or properties currently owned or acquired in the future by TRTR, nor shall it affect TRTR's rights, interests, or use of such other properties except to the extent such properties are proposed to be developed as part of a project that also includes the Property; and

WHEREAS, Town believes in good faith that it has complied with the requirements of Government Code section 54220, et seq pertaining to the disposition of surplus land with respect to the Property, having sent written notices of availability of the Property for housing, open space, and school purposes pursuant to Government Code section 54222;

NOW, THEREFORE, IT IS AGREED that the terms and conditions for the Option to purchase the Property shall be as follows:

1. **TERM**: The term of this Option shall be from the Effective Date until the earlier of: (i) the date which is five years from the Effective Date; or (ii) the issuance of a building permit for the Project, subject to the Option Deadline set forth herein.

2. **OPTION TO PURCHASE**: Consideration for this Option to purchase the Property shall be One Dollar (\$1.00), which TRTR shall tender to Town concurrently with the execution of this Agreement. TRTR may, on or before the Option Deadline established in Section 4 herein, notify Town of its intent to enter into a Purchase Agreement with Town to purchase the Property as set

forth herein. Notwithstanding the foregoing, TRTR shall not provide such notice prior to timely completing items (i)-(iii) in Section 4 herein. Notice to exercise this Option must be made in writing and delivered to Town on or before the Option Deadline. If TRTR shall timely exercise this Option to purchase the Property, the Town and TRTR shall negotiate in good faith a Purchase Agreement that incorporates the terms of this Option as well as such other terms and conditions that are of mutual satisfaction to both parties. If the purchase of the Property has not been completed within 90 days of Town's receipt of notice of TRTR's exercise of this Option to purchase the Property, the Option shall expire and be of no further effect. TRTR acknowledges that Town will require the Purchase Agreement to: (i) include a deed restriction establishing the allowed land uses for the Property as being those set forth in Exhibit "C" attached hereto and incorporated herein by reference; and (ii) include the right for Town to repurchase the Property at the price TRTR paid Town for it if construction of the Project has not commenced, as set forth herein.

3. **PURCHASE DEPOSIT:** Within 20 days of the Effective Date, TRTR shall tender to Town a deposit of seventy-eight thousand dollars (\$78,000) ("Deposit"). The Deposit shall be non-refundable once made, except as otherwise provided herein. If Town fails to grant the land use entitlements for the Project by the deadline therefor set forth in Section 4 herein, Town shall refund the Deposit and this Agreement shall terminate. Additionally, if at any time after the Effective Date, TRTR is unable to proceed with the Project or is unable to obtain a building permit for the Project due to any of the following reasons, through no fault of TRTR and while acting in good faith, then, upon TRTR's written notice to Town, Town shall refund the Deposit in full, and this Agreement shall terminate with no further obligation of either party: (i) the imposition of any new building moratorium by Town that prohibits the construction of the Project; (ii) the discovery of unknown site conditions, including but not limited to environmental, geological, or other conditions that prohibit construction of the Project on the Property; (iii) changes in State law, zoning, or other governmental regulations that prohibit the construction of the Project; or (iv) any other force majeure event, act of God, or reason beyond the control of TRTR but within the control of Town that makes the site unbuildable or that materially alters the scope of the Project. Notwithstanding the foregoing, increased construction costs, increased materials costs, increased financing costs, unavailability of a construction contractor or subcontractor or labor, changes in building codes, changes in economic conditions, and changes in market conditions or consumer demand shall not constitute force majeure events or otherwise excuse TRTR's performance or entitle TRTR to a refund of the Deposit or termination of this Agreement.

4. **MILESTONE DATES:** Not later than December 31, 2025, TRTR shall remove at its expense the existing fencing and other improvements associated with TRTR's property located at 10331 West River Street which encroach onto the Property and/or into Town's West River Street right-of-way, as depicted in Exhibit "B" attached hereto and incorporated herein by reference. Within one year of the Effective Date, TRTR shall submit to Town a complete application for all required land use entitlements for the Project. Within 30 days of TRTR's submission of a complete application, Town's Town Manager shall determine whether the application reflects a project that meets the "Project" definition in the first recital hereinabove, and shall provide such determination to TRTR in writing. In the event that the Town Manager determines that the application does not meet the "Project" definition, Town staff and TRTR shall meet and confer regarding how the application can be amended to meet the "Project" definition. TRTR and Town shall work in good faith toward the goal of having land use entitlements issued within two (2) years of Town's receipt of a complete entitlement package, provided that nothing herein shall obligate Town to grant any such land use entitlements. Within two (2) years of obtaining the land use entitlements for the Project ("Option Deadline"), TRTR shall: (i) apply for a building permit for the Project and pay all required fees therefor; (ii) provide Town with proof of TRTR's financial capacity to construct the Project; and (iii) have cooperated with Town in the preparation of a lot line adjustment to allow the Property to be conveyed

to TRTR.

5. **PURCHASE PRICE AND PARKING CONTRIBUTION:** The purchase price for the Property shall be three hundred ninety thousand dollars (\$390,000) ("Purchase Price"). TRTR shall tender to Town the balance of the Purchase Price (net of the Deposit paid by TRTR) concurrently with Town's issuance of a building permit for the Project and recordation of the lot line adjustment and grant deed for the Property. As additional consideration to Town for the Property, TRTR shall pay to Town the additional sum of three hundred thousand dollars (\$300,000), representing TRTR's contribution toward the cost of Town's construction of parking in the vicinity of the Project ("Parking Contribution"). TRTR shall pay the Parking Contribution to Town in three equal tranches of one hundred thousand dollars (\$100,000) as follows: (i) the first tranche upon the later of: (a) Town's commencement of design of a parking lot on West River Street, or (b) TRTR's receipt of the final land use entitlement for the Project; (ii) the second tranche upon the later of: (c) Town's commencement of construction of the West River Street parking lot, or (d) issuance of a building permit for the Project; and (iii) the final tranche upon issuance by Town of a certificate of occupancy for the Project. In the event that Town exercises its option to repurchase the Property as set forth in Section 6, Town shall refund to TRTR any portion of the Parking Contribution already paid by TRTR in full at the time Town provides written notice of its intention to exercise the repurchase option. Upon such notice, any remaining unpaid tranches of the Parking Contribution shall be deemed null and void, and TRTR shall have no further obligation to make any additional payments toward the Parking Contribution.

TRTR acknowledges that: (i) both the Purchase Price and Parking Contribution are the product of negotiation between Town and TRTR; (ii) neither the Purchase Price nor the Parking Contribution constitute an exaction, tax, assessment, or other mandatory charge; (iii) TRTR would not be obligated to pay the Purchase Price or Parking Contribution absent TRTR's voluntary decision to purchase the Property; and (iv) TRTR, by executing this Agreement, waives any right to assert that the Purchase Price and/or Parking Contribution are prohibited by any applicable law.

6. **CONVEYANCE OF PROPERTY:** Following, and contingent upon, TRTR's compliance with its obligations pursuant to paragraphs 2, 3, 4, and 5 herein, execution of a Purchase Agreement for the Property, and prior to Town's issuance of a building permit for the Project, Town shall convey the Property to TRTR. Such conveyance shall occur through a grant deed executed by Town, and a lot line adjustment to add the Property to the immediately adjacent real property owned by TRTR. Town and TRTR shall equally share the cost of processing a lot line adjustment. The grant deed conveying the Property shall include an exhibit restricting the permissible land uses for the Property to those set forth in Exhibit "C", unless Town and TRTR agree, in their respective sole discretion, to revise the list of permissible uses in the grant deed exhibit. The grant deed shall further include a provision granting Town the right to repurchase the Property for the Purchase Price in the event that vertical construction on the Project (i.e. construction consisting of the erection of structures above ground level) has not commenced within two years of conveyance of the Property to TRTR.

7. **CONDITIONS OF PROJECT APPROVAL:** TRTR acknowledges that nothing herein waives or otherwise limits Town's right to require the construction by TRTR of frontage improvements along West River Street in connection with the Project pursuant to applicable law, including without limitation a requirement to dedicate portions of the Property to Town in connection with such improvements. TRTR further acknowledges that nothing herein waives or otherwise limits Town's right to impose conditions of approval in connection with the development of the Project pursuant to applicable law.

8. **INVESTIGATION:** During the term of this Option, TRTR shall as needed, at its sole

cost and expense, conduct such investigation of the Property to determine the suitability for TRTR's intended use. TRTR acknowledges that Town has disclosed the existence of previous subsurface contamination on the Property caused prior to Town's acquisition of the Property in 1993. Town shall provide TRTR, upon request, with copies of all documents in the possession of Town pertaining to such contamination and subsequent remediation measures.

9. **LIENS AND TAXES:** TRTR covenants not to allow any liens or encumbrance to attach to the Property during the term of this Option. If any are made or attached against the Property due to TRTR's investigation or due diligence efforts, Town may revoke this Option, and TRTR agrees to save and hold Town harmless from all costs or expenses incurred because of any such liens, levies or encumbrances, including but not limited to attorneys' fees, court costs, costs of suit, or otherwise. In the event any such liens, encumbrances, or otherwise are entered, made or levied against the Property, TRTR will in a timely and reasonable manner contest or cause the removal of the same; and, if TRTR fails to do so, Town may do so and all such costs shall be the responsibility of TRTR and recoverable by Town. Town shall pay all real estate taxes assessed upon the Property, if any, during the term of this Option.

10. **WARRANTIES:** The parties agree there have been no warranties, either express or implied, concerning the usability, location, or suitability of the Property for any particular use whatsoever, including without limitation warranties, commitments, or representations regarding the zoning for the Property, the allowable density for development of the Property, and the likelihood of TRTR being able to obtain land use approvals from Town for the Project. Notwithstanding any other term of this Agreement, TRTR expressly acknowledges, agrees, represents, and warrants to Town that TRTR is entering into this Agreement for the Option to purchase the Property "AS IS", "WHERE IS" and "WITH ALL FAULTS", after such inspection, analysis, examination, and investigation TRTR cares to make and expressly without Town's covenant, warranty or representation as to physical condition, title, leases, rents, revenues, income, expenses, operation, zoning or other regulation, compliance with law, suitability for particular purposes or, except as expressly provided in this Agreement, any other matter whatsoever. TRTR acknowledges and agrees that Town has not made and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to: (a) the value of the Property; (b) the income to be derived from the Property; (c) the suitability of the Property for any and all activities and uses which TRTR may conduct, including the possibilities for development of the Property; (d) the habitability, marketability, merchantability, profitability or fitness for a particular purpose of the Property; (e) the nature, quality or condition of the Property, including without limitation, soils and geology; (f) compliance with any environmental protection, pollution or land use laws, rules, regulation, orders or requirements; (g) the presence or absence of hazardous substances at, on, under, or adjacent to the Property; (h) the content, completeness or accuracy of any Title Reports or any documents disclosed by the Title Reports; (i) the adequacy of any drainage on the Property; (j) that the Property may be located on or near earthquake faults; (k) the applicability of the Federal or California endangered species acts and the existence of any species protected; or (l) except as expressly provided in this Agreement, any other matter. TRTR further acknowledges and agrees having been given the opportunity to inspect the Property and having been given the opportunity to obtain and examine such information and documentation affecting the Property as TRTR has deemed necessary or appropriate.

11. **ACCESS:** Between the date of execution of this Option to Purchase and entry into a Purchase Agreement, TRTR and its agent, contractors, subcontractors, agents and employees shall have the right to request entry upon the Property, at reasonable times during regular business hours, to make any and all inspections and tests as may be necessary or desirable in

TRTR's discretion. TRTR shall restore the Property to its original condition or better following any entry. No destructive testing shall be performed. TRTR acknowledges that until completion of the improvements adjacent to the Property which are currently underway, the Property is part of a construction site under the control of Town's contractor, and consent from both Town and Town's contractor is required to access the Property, which such consent shall not be unreasonably withheld, conditioned, or delayed, provided that the requested access does not interfere with the use of the Property by Town and/or its contractor. Each request for access shall be made in writing to Town at least 48 hours prior to the proposed date of access. If TRTR submits a written request for access to the Property and does not receive a response from Town or Town's contractor within one (1) business day of such request, consent shall be deemed granted, and TRTR shall be permitted to access the Property.

TRTR shall indemnify, defend (with counsel selected by to Town) and hold Town and the Property harmless from any and all claims, actions, damages and liabilities arising out of or resulting from the inspection of the Property by TRTR or TRTR's agents in connection with such entry and/or activities upon or about the Property. TRTR's indemnification obligations shall survive any termination of this Option.

12. **ASSIGNMENT**: TRTR shall not assign this Option to any third party without the express written consent of Town, which may be withheld in Town's sole discretion. Any attempted or purported assignment of this Option without such written consent shall render the Option void.

13. **REVOCATION OF OPTION**: In the event that: (i) TRTR has failed to timely tender to Town the Deposit; (ii) TRTR is not successful in obtaining all required land use approvals for the Project by the Option Deadline; (iii) TRTR has failed to meet the application and/or closing prerequisite milestones in Section 4 above; (iv) the conveyance of the Property has not occurred by the deadline set forth in Section 2 above; or (v) the California Department of Housing and Community Development ("HCD") notifies Town that additional legal requirements must be met pursuant to Government Code section 54220 et seq and/or HCD's implementing regulations therefor, the Option shall terminate, and Town shall have no obligation to enter into a Purchase Agreement with TRTR or otherwise convey the Property to TRTR.

14. **DEFAULT**: In the event of TRTR's default under or violation of this Option, and if such continues for more than fifteen (15) days after written notice of such default given by certified mail from Town to TRTR, without it being cured by TRTR, this Option shall become null and void at the election of Town; or, in the alternative, Town may proceed with any remedy provided to it by law for the enforcement of this Option. Notwithstanding the foregoing, no cure period shall be granted in the event of an attempted or purported unauthorized assignment of this Option, which shall be an incurable breach of this Agreement.

15. **VENUE AND JURISDICTION**: TRTR does waive service of notice of intent to re-enter and expressly agrees and consents to venue and jurisdiction in the appropriate court of jurisdiction found in Nevada County, State of California, concerning any legal remedies or relief sought by Town under this Option.

16. **ATTORNEY'S FEES**: In the event of default or breach under this Option, the party found to be the defaulting party shall be responsible for and pay the non-defaulting party's reasonable attorney's fees, expenses, court costs, costs of suit and any other reasonable expenses incurred in the maintenance and enforcement of the terms of this Option.

17. **LIABILITY**: To the fullest extent permitted by law, TRTR shall indemnify, defend

(with counsel selected by Town) and hold harmless Town and its officers, agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of, resulting from or in any manner related to any provision or aspect of this Option, provided that any such claim, damage, loss or expenses is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property including the loss of use resulting therefrom regardless of whether or not it is caused in part by Town. Notwithstanding the foregoing, nothing herein shall be construed to require TRTR to indemnify a party indemnified hereunder from any claim arising from the sole negligence or willful misconduct of Town. In addition, TRTR shall indemnify, defend (with counsel selected by Town), and hold harmless Town from and against any challenges to the validity of this Agreement or the Purchase Agreement.

18. **TERMINATION**: This Agreement may be terminated as hereinabove provided or by mutual written consent of the parties.

19. **NOTICES**: All notices, demands, approvals, and other communications provided for in this Agreement shall be in writing and shall be effective: (a) when personally delivered to the recipient at the recipient's address set forth below; (b) five business days after deposit in a sealed envelope in the United States mail, postage prepaid, by registered or certified mail, return receipt requested, addressed to the recipient as set forth below; or (c) one business day after deposit with a recognized overnight courier or delivery service, addressed to the recipient as set forth below, whichever is earlier. If the date on which any notice to be given hereunder falls on a Saturday, Sunday or legal holiday, then such date shall automatically be extended to the next business day immediately following such Saturday, Sunday or legal holiday.

The addresses for notice are:

OWNER:

Town of Truckee
Attn: Town Manager
10183 Truckee Airport Rd
Truckee, CA 96161

TRTR:

Attn: Ski Broman
2560 Business Pkwy, Suite A
Minden, NV 89423

With a copy to:

Hanna Andersson
2560 Business Parkway, Suite A
Minden, NV 89423
hanna.andersson@rop.com

Andy Barr
11197 Brockway Rd, Suite 1
Truckee CA 96161
andy@oldtrestle.com

Either party may change its address by written notice to the other given in the manner set forth above.

20. **MISCELLANEOUS:**

(a) Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

(b) Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period of time equal to the period of the delay.

(c) Survival of Representations. All covenants, representations, warranties, hold harmless and indemnification obligations made by each party herein shall survive (1) the exercise of this Option; and/or (2) the termination and/or cancellation of this Agreement.

(d) Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the grantees, transferees, successors and permitted assigns of the parties hereto.

(e) Entire Agreement. This Agreement (including Exhibits "A", "B" and "C" attached hereto), is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented, superseded, canceled or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto.

(f) Time of Essence. Town and TRTR hereby acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, obligation and provision hereof and that failure to timely perform any of the terms, conditions, obligations or provisions hereof by either party shall constitute a material breach of and a non-curable (but waivable) default under this Agreement by the party so failing to perform.

(g) Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed by the parties to create the relationship of principal and agent, a partnership, joint venture or any other association between Town and TRTR.

(h) Construction. Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required

by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties had prepared the same. Unless otherwise indicated, all references to paragraphs, sections, subparagraphs and subsections are to this Agreement. All exhibits referred to in this Agreement are attached and incorporated by this reference.

(i) Governing Law. The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of California. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California.

(j) No Monetary Damages. TRTR acknowledges that Town would not have entered into this Agreement if doing so would expose Town to the possibility of being liable to TRTR for monetary damages. In no event shall Town or its officers or employees be liable hereunder for compensatory, punitive, consequential, special, or other monetary damages or loss of TRTR, including without limitation loss of profits, whether such claims arise in tort or in contract, and TRTR hereby waives and releases any such claims. Subject to the foregoing, TRTR may enforce this Agreement through an action for specific performance.

(k) No Third Party Beneficiaries. Nothing in this Agreement, express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any person other than the parties to it and their respective permitted successors and assigns, nor is anything in this Agreement intended to relieve or discharge any obligation of any third person to any party hereto or give any third person any right of subrogation or action over against any party to this Agreement.

(l) Commissions, Indemnity, Disclosure. Each party represents to the other party that the representing party has incurred no liability for any brokerage commission or finder's fee arising from or relating to the transactions contemplated by this Agreement. Each party hereby indemnifies and agrees to protect, defend and hold harmless the other party from and against all liability, cost, damage or expense (including without limitation attorneys' fees and costs incurred in connection therewith) on account of any brokerage commission or finder's fee which the indemnifying party has agreed to pay or which is claimed to be due as a result of the actions of the indemnifying party. This Section 20(l) is intended to be solely for the benefit of the parties hereto and is not intended to benefit, nor may it be relied upon by, any person or entity not a party to this Agreement.

The Town of Truckee

TRTR, LLC

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

EXHIBIT "A"

DEPICTION OF THE PROPERTY

Exhibit A: Depiction of the Property

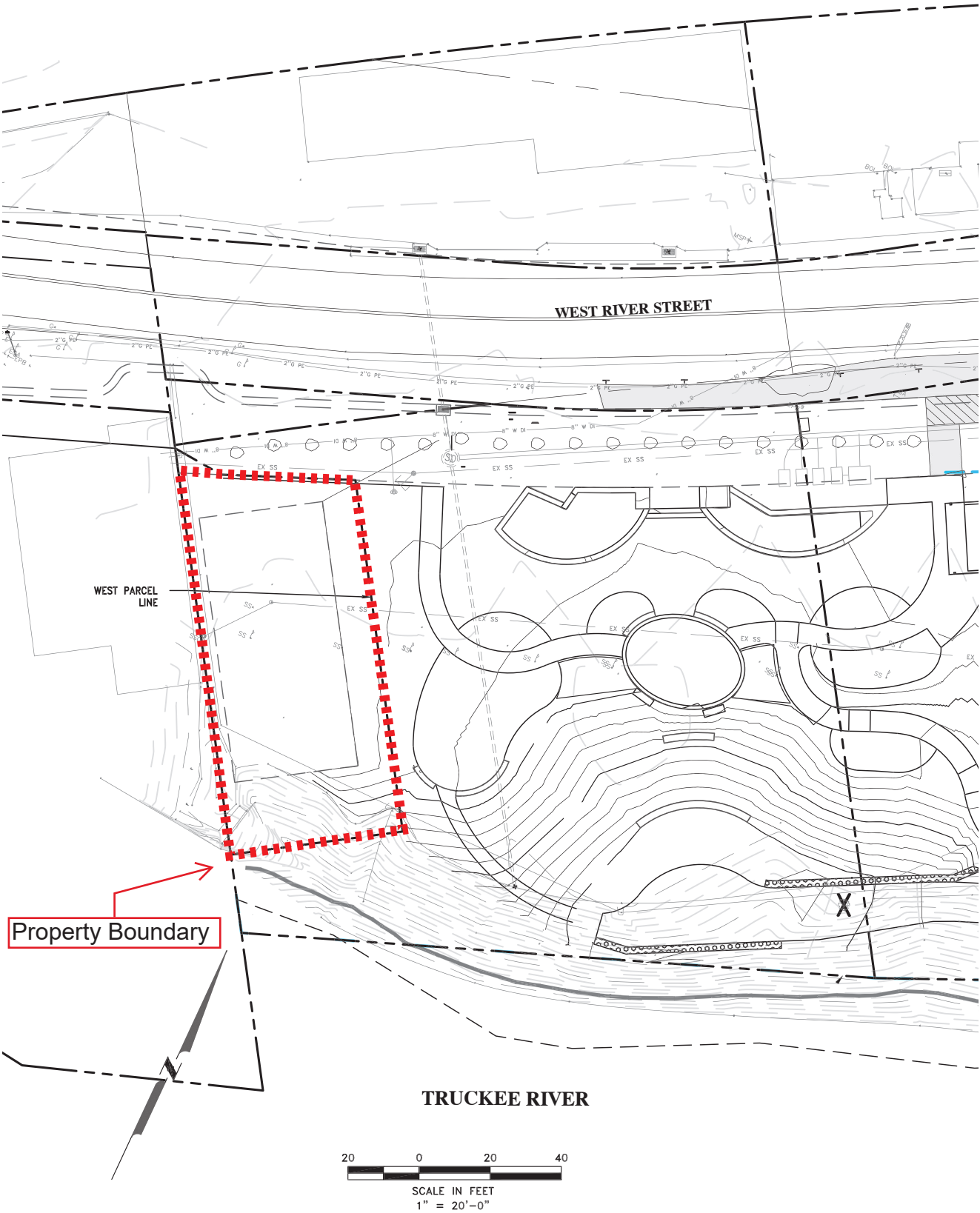


EXHIBIT "B"

EXISTING ENCROACHMENTS

Exhibit B: Existing Encroachments Fence and Improvement Removal

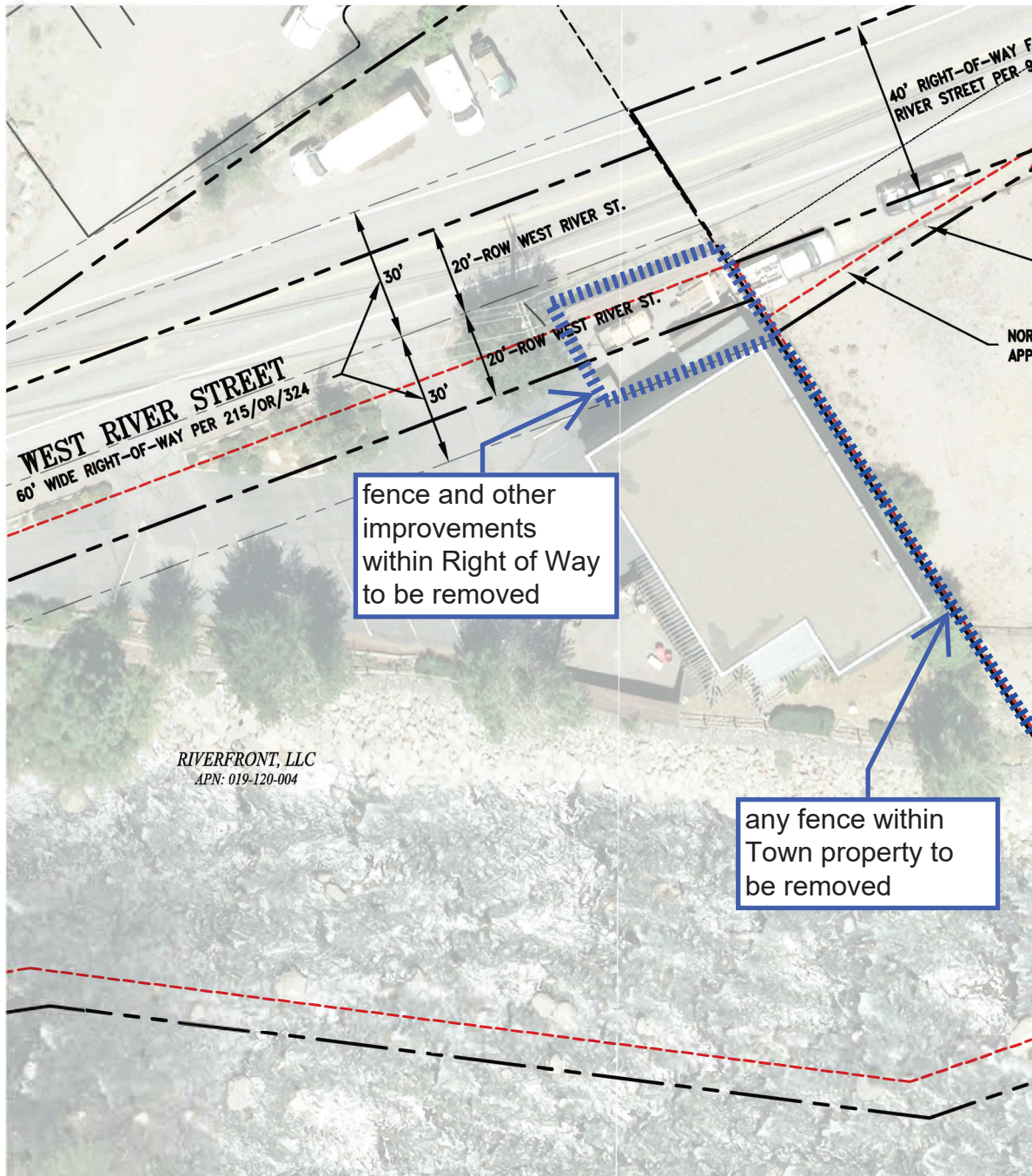


EXHIBIT “C”

ALLOWED LAND USES FOR PROPERTY

Allowed Land Uses for TRTR Property - APN 019-120-004 and a Portion of APN 019-130-004

Allowable Land Uses ¹
MANUFACTURING, INDUSTRIAL & PROCESSING USES
Beverage production and food production, associated with restaurant or retail use ²
Handcraft industries, small-scale manufacturing ²
Makerspace, Craft ^{2,3}
Makerspace, Manufacturing on second floor only ^{2,3}
Structural clay and pottery products ²
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES
Community centers ³
Libraries and museums
Public Assembly Uses
Theaters and event spaces
RESIDENTIAL USES
Accessory dwelling units (ADUs) ³
Caretaker housing
Live/work units ³
Multi-family dwellings, in a commercial project
Work/live units ³
RETAIL TRADE USES
Accessory retail uses
Alcoholic beverage sales, other than beer and wine
Bars and drinking establishments
Furniture, furnishings, and equipment stores
Grocery stores
Outdoor dining and seating areas
Outdoor sales and displays of merchandise, small and medium
Outdoor storage of merchandise
Restaurants, fast food
Restaurants, table service
Retail stores, general merchandise
Second hand stores
SERVICE USES

Bikeshares ³
Offices, accessory to primary use
Offices, business and professional ⁴
Personal services ⁴
Public buildings and structures
Public safety and utility facilities
<u>Visitor Center</u>
<u>TEMPORARY USES</u>
<u>Temporary events, non-profit organization</u>
TRANSPORTATION, INFRASTRUCTURE & COMMUNICATIONS USES
Pipelines
Transit stop shelter(s)
Utility lines

Notes:

1. Definitions of the listed land uses are in Chapter 18.220 (Definitions, Glossary) of the Truckee Development Code; land uses not identified in this table are prohibited.
2. Uses shall include a retail component on the ground floor comprising a minimum of 25% of the gross floor area.
3. Permit requirements vary by type of facility. See Chapter 18.58 of the Truckee Development Code.
4. "Offices, business, and professional" and "personal services" uses shall be permitted by right only on the second floor of a use which is permitted by right or requires a minor and/or use permit; ground floor "offices, business and professional" and "personal services" uses are prohibited.